

# ELK RIDGE PLANNING COMMISSION

March 24, 2016

## TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, February 25, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

## ROLL CALL

*Commissioners:* David Clark, Jim Chase, Lisa Phillips, Gregg Anderson, Paul Crook, Bruce Thorpe (Alternate)  
*Absent:* Stacey Peterson, Colin Logue  
*Others:* Shay Stark, *City Planner*  
Brienne Bailey, *Planning Commission Coordinator*  
*Public:* Carrie Christensen, Kim Christensen, Wayne Frandsen, Shauna Frandsen

## OPENING ITEMS

David Clark welcomed at 7:00 PM. Opening remarks were said by Gregg Anderson followed by the pledge of allegiance.

**GREGG ANDERSON MOTIONED AND BRUCE THORPE SECONDED TO APPROVE DAVID CLARK TO BE THE CHAIR IN TONIGHT'S MEETING. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE**

**DAVID CLARK MOTIONS AND LISA PHILLIPS SECONDS TO VOTE BRUCE THORPE IN AS A VOTING MEMBER IN TONIGHT'S PLANNING COMMISSION MEETING IN PLACE OF STACEY PETERSON'S ABSENCE. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE**

## PUBLIC HEARING AND ACTION

### 1. PRELIMINARY/FINAL PLAT APPROVAL FOR KELLY ACRES

Shay Stark discussed the memo he prepared for the Preliminary and Final Plat approval for Kelly Acres. He explained this is a two-lot split with each lot being a little over one acre. The only change that he is aware of with the engineering is from Seth Waite, Fire Chief, explaining a fire hydrant will need to be added by the entrance of the driveway on Goosenest Drive. Mr. Stark's recommendation for Kelly Acres is that everything meets code and zoning restrictions and we can proceed forward with the approval.

David Clark opened the meeting for public comment.

Wayne Frandsen, explained there are already two locations with fire hydrants in place across from Goosenest Drive to the south and he asked why those fire hydrants can't be used because they are well within the 400 foot restriction. Shay Stark replied that is true but it doesn't meet the 400 foot restriction for the homes to the back of the property.

David Clark closed public comment.

David Clark opened discussion between Planning Commission members.

The Planning Commission members were all in agreeance this development looked good and they could proceed forward with approval.

**JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE PRELIMINARY AND FINAL APPLICATION FOR KELLY ACRES WITH THE FIRE HYDRANT AS NOTED. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE**

### 2. PROPOSED AMENDMENT TO LANDSCAPING CODES

Shay Stark discussed the memo he prepared and explained the city has a landscaping ordinance to keep the weeds cut down in the backyards and have the front yards landscaped. He stated the city has struggled over the years with enforcement of the landscaping codes. Mr. Stark also stated the purpose of these revised landscaping codes is to simplify and rewrite the codes to help benefit the city. He explained the recommendation came from City Council members who revised the codes which would require the landscaping to be complete in the front yards as part of the building process. The homeowners will need a minimum of grass, sprinkling system, and the street trees planting prior to issuing the Certificate of Occupancy. Mr. Stark feels this will help with enforcement of the landscaping codes from here on out.

64 David Clark opened the meeting for public comment.

65 Wayne Frandsen asked who enforces the code.

66 David Clark explained there is one individual, Boyd Erickson who works 5 hours a week to enforce the city codes. He explained that just isn't  
67 enough time to enforce all these codes and that is why the landscaping codes are being simplified and rewritten to help benefit the city.

68 Shauna Frandsen asked what happens to the homeowners that have their backyards finished but not their front yards?

69 David Clark explained that is why the city is implementing these revised landscaping codes because we will not be issuing a certificate of  
70 occupancy until the front yards are completed.

71 Carrie Christensen stated it will be easier to enforce the landscaping codes on new homes.

72 David Clark closed public comment.

73 David Clark opened discussion between Planning Commission members.

74 Paul Cook is concerned about why the new homeowners are being forced to install an automatic sprinkling system? If the homeowners don't want  
75 to spend the money on an automatic sprinkling system and they want to drag a hose around and water their lawn why can't they do that? He also  
76 wanted to know who would be buying the trees that are to be planted in the planter strips and who is going to pay for the water since the planter  
77 strips belong to the city?

78 Shay Stark explained it's whoever brings in and signs the building permit which can be the home contractor or the actual homeowners. As for who  
79 pays for the water in the planter strips it does belong to the city but it's the homeowner's responsibility to water the planter strip.

80 Jim Clark explained the reason for the planter strip is due to the snow. When snow plows go by it helps the snow to go onto the planter strip and not  
81 the sidewalk to help with the snow being piled up red

82 David Clark asked are these PUD's required to have sidewalks put in.

83 Gregg Andersen explained you can't force homeowners to water their lawns even though they put it in. If they don't want to water the planter strip  
84 trees they can let it die but 99% of homeowners will water them.

85 Jim Clark explained that sprinkler systems use less water because when you use them they are timed cycles that can be used in the middle of the  
86 night when the evaporation is the least and you get the most benefit to your lawns, people who water with hoses tend to forget about them and they  
87 get left on and it waste a lot of water.

88 Shay Stark stated that we are in a situation with the city that we are looking at different options for future water and every option that's out there  
89 requires a large amount of water conservation. The sprinkling systems and what has been put in the codes on the new construction has a system that  
90 senses whether the soil is wet or dry will help with bringing in new water sources because it will show the measures already taken for water  
91 conservation.

92 David Clark stated that you can use the hose if you want but you still have to put a sprinkling system in.

93 Bruce Thorpe asked Shay Stark, do the sensors in the ground measure the soil or the rain.

94 Shay Stark explained the soil sensors measure both rain and soil. Depending on the type of sensor used.

95 Bruce Thorpe asked what the effective date of the new landscaping codes is.

96 Jim Chase explained the revised landscaping codes only apply to new development.

97 Shay Stark explained he spoke with a developer today and he would like this effective date to be pushed out 3 months because of homes that  
98 already have been purchased and are in the design process.

99 Bruce Thorpe shared his opinion that this new policy needs to be explicit on who this applies to.

100 Jim Chase explained that City Council will want to see the revised landscaping codes put through as soon as possible.

101 Shay Stark explained the homes that are built, are in the process of being built or have building permits already don't require street trees to be put in  
102 and by adopting the revised landscaping codes won't change anything for those homes. The revised landscaping codes will be enforced on all new  
103 homes and construction and they will need a Certificate of Occupancy before they can move in.

104 Bruce Thorpe asked about the section on trees in the revised landscaping codes and who they apply to.

105 Jim Chase said the code may need to be revised and re-wording that clarifies who the street trees apply to.

106 Bruce Thorpe explained in sub-paragraph E in Zones with Animal Rights, he is not understanding the sentence, it states there can't be corals and  
107 pastures are only permitted in the front of the home?

108 Shay Stark explained yes there can be corals in the front of the home with pastures but there can be no barns in the front of the home. The  
109 homeowner can put in what they would like in the back of the home if it meets within the codes.

110 Bruce Thorpe suggested that this sub-paragraph be re-wording a little for clarification.

111 **DAVID CLARK MOTIONS AND PAUL COOK SECONDS TO TABLE THIS PENDING FURTHER REVISIONS AND**  
112 **ADDENDUMS TO THE CODE. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE**

### 113 OTHER ACTION ITEMS

#### 114 3. REVIEW AND APPROVE MEETING MINUTES FOR 2/11/2016

115 **DAVID CLARK MOTIONS AND GREGG ANDERSON SECONDS TO APPROVE THE MEETING MINUTES FOR**  
116 **FEBRUARY 11, 2016. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE**

**CITY BUSINESS****4. CITY COUNCIL UPDATE**

No update to report

**5. OTHER BUSINESS**

David Clark explained he did some research after the last meeting on the community character. He explained one of the main things he noticed is that a lot of these codes for community character are incorporated into the general plan.

Shay Stark said that having these codes in the General Plan is the perfect spot to put them, and then you have the City Codes to back them up. The General Plan is only an advisory document it is not Code. So it becomes an issue as to what gets put in the General Plan or the City Codes without having too many duplicates.

Paul Cook asked what is going on with the City Property's possible 4 lots for sale.

Shay Stark explained there is a survey being mailed out to all the homeowners in Elk Ridge and City Council is following up with it.

Brianne Bailey asked when they would be ready to start reviewing the By-Laws

David Clark explained the Planning Commission members will review them and it can be put on as an item for the next Planning Commission meeting.

**DAVID CLARK MOTIONED AND GREGG ANDERSEN SECONDED TO ADJOURN THE MEETING.**

**VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE**

**ADJOURNMENT** – meeting adjourned at 7:50 pm

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Planning Commission Coordinator